
AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

Budget and Control Board approval is requested for the following permanent improvement project establishment requests and budget revisions which have been reviewed favorably by the Joint Bond Review Committee:

Establish Project for A&E Design Funding

- (a) Summary 5-2008: JBRC Item 1. South Carolina State University
Project: 9638, Multi-Purpose Warehouse Building Construction
Request: Establish project and budget for \$60,000 (Other, Renovation Reserve funds) to begin design work to construct an approximately 4,500 square foot warehouse facility to replace three warehouses to be demolished at SC State. The three existing warehouses are in poor condition and are located in the footprint of future phases of the Clyburn Transportation Research and Conference Center. The university's master plan proposes moving the warehouse facilities from the center of campus to make land available for the development of centrally located academic facilities.
- (b) Summary 5-2008: JBRC Item 2. USC - Columbia
Project: 6048, Preston College HVAC Renovation
Request: Establish project and budget for \$400,000 (Other, Housing Maintenance Reserve funds) to begin design work to renovate the HVAC system in Preston College at USC. Renovation of the housing facility's HVAC system is needed to improve University control and provide simultaneous heating and cooling. USC plans to convert a two-pipe fan coil system to a four-pipe system to provide simultaneous heating and cooling for the three-story facility. The work will be completed over two summers to allow the facility to remain open during the school year.
- (c) Summary 5-2008: JBRC Item 3. Adjutant General
Project: 9733, Donaldson Army Aviation Facility Construction
Request: Establish project and budget for \$860,500 (Federal) to begin design services to construct an Army Aviation Facility at the Donaldson Center in Greenville. The facility will include administration and flight operations offices, maintenance hangars, and supply and shop areas to house 91 full-time personnel and ten new aircraft to be assigned to the SC Army National Guard. The facility is needed because existing facilities at McEntire cannot support the new aircraft and staff. The project will be 100% federally funded.

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- (d) Summary 5-2008: JBRC Item 4. Budget and Control Board
Project: 9641, B&CB Facilities Fire Alarm/Smoke Detector Code Compliance - Phases I - IV
Request: Increase budget to \$3,812,581 (add \$146,484 Appropriated State funds) to begin design work to continue upgrading fire alarms and smoke detectors in the fourth phase of a project for state-owned buildings. Phase IV is a continuation of an existing project to bring state facilities into compliance with National Fire Protection Association codes. Fire alarm and smoke detection systems will be upgraded in thirteen buildings owned by the Budget and Control Board in this phase.
- (e) Summary 5-2008: JBRC Item 5. Budget and Control Board
Project: 9789, Rutledge Building Exterior Repairs - Phases I and II
Request: Increase budget to \$419,643 (add \$41,385 Other, Depreciation Reserve funds) to begin design work for Phase II of exterior repairs to the Rutledge Building. Phase I was established in May 2005 to address moisture intrusion into the building and concerns with fasteners attaching the marble panels on the exterior walls. The building evaluation is complete and the panel fasteners were found to be in better condition than thought. Some repairs have been made, including replacing a retaining wall, excavating around the basement walls to repair sealants, repairing the roof, and resealing parapet. Phase II will include replacing damaged panel fasteners and resealing the exterior marble wall panels and windows.
- (f) Summary 5-2008: JBRC Item 6. Budget and Control Board
Project: 9849, Wade Hampton Building Roof Replacement
Request: Establish project and budget for \$22,500 (Other, Depreciation Reserve funds) to begin design work to replace the roof on the Wade Hampton Building. The roof is 30 years old and has exceeded its expected life. Repairs to the roof and flashing have become increasingly more frequent in recent years. Replacement will reduce the potential of a major failure.
- (g) Summary 5-2008: JBRC Item 7. Budget and Control Board
Project: 9850, Blatt Building Air Handler Fans Replacement
Request: Establish project and budget for \$24,500 (Appropriated State funds) to begin design work to replace the air handler fans in the Blatt Building. The fans have exceeded their expected lives and are inefficient, and it is difficult to find replacement parts due to their age. The work will include replacing the

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variable pitch fans with new variable frequency, fixed blade fans to improve efficiency and indoor air quality.

- (h) Summary 5-2008: JBRC Item 8. Budget and Control Board
Project: 9851, Blatt Building Roof Replacement
Request: Establish project and budget for \$40,000 (Appropriated State funds) to begin design work to replace the roof on the Blatt Building. The roof is more than 30 years old and has exceeded its expected life. The roof is out of warranty and replacement will reduce the potential of a major failure.
- (i) Summary 5-2008: JBRC Item 9. Budget and Control Board
Project: 9852, Gressette Building Air Handler Fans Replacement
Request: Establish project and budget for \$22,500 (Appropriated State funds) to begin design work to replace the air handler fans in the Gressette Building. The fans have exceeded their expected lives and are inefficient, and it is difficult to find replacement parts due to their age. The work will include replacing the variable pitch fans with new variable frequency, fixed blade fans to improve efficiency and indoor air quality.
- (j) Summary 5-2008: JBRC Item 10. Budget and Control Board
Project: 9853, Gressette Building Settlement Repairs
Request: Establish project and budget for \$27,280 (Appropriated State funds) to begin design work to repair settlement on the northeast corner of Gressette Building. Settlement of the concrete slab and exterior walls has likely occurred due to the deterioration and compression of non-structural insulation that exists between the top of the parking garage and the bottom of the building floor slab. The work will include replacing or repairing the uneven floor slabs, stabilizing walls, replacing glass, squaring sheetrock, and replacing finishes disturbed during the repair process. The repairs will prevent further damage to windows and the building interior.
- (k) Summary 5-2008: JBRC Item 11. Budget and Control Board
Project: 9854, Gressette Building Sixth Floor Exterior Waterproofing
Request: Establish project and budget for \$19,680 (Appropriated State funds) to begin design work to waterproof the exterior of the sixth floor of the Gressette Building. Water intrusion has damaged the interior of the floor. The roof of the building was recently replaced under a separate project. The work in this project will further seal the sixth floor building envelope by scraping and

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recaulking exterior wall panel joints and window frames to prevent further water intrusion and damage.

- (l) Summary 5-2008: JBRC Item 12. Budget and Control Board
Project: 9855, Calhoun Building Renovations
Request: Establish project and budget for \$99,275 (Appropriated State funds) to begin design work for exterior renovations to the Calhoun Building. Water intrusion is damaging the building's interior due to window, wall and roof systems that have exceeded their expected lives. An outside consultant has recommended sealing the building envelope to include replacing the roof and windows and waterproofing the building. Once the facility is watertight, damaged surfaces in the interior will be repaired and refurbished.
- (m) Summary 5-2008: JBRC Item 13. Budget and Control Board
Project: 9856, Rutledge Building Air Handlers 1, 2 and 3 Replacement
Request: Establish project and budget for \$22,000 (Appropriated State funds) to begin design work to replace three air handlers in the Rutledge Building. The air handlers have reached the end of their expected lives, are inefficient, and are difficult to maintain due to lack of available replacement parts. Replacement of the equipment will improve air quality for the building's occupants and will reduce maintenance costs.
- (n) Summary 5-2008: JBRC Item 14. Budget and Control Board
Project: 9857, State Library Plaza Waterproofing
Request: Establish project and budget for \$49,000 (Other, Depreciation Reserve funds) to begin design work to waterproof the plaza in front of the State Library. The plaza is located over the basement and is allowing water intrusion into it. In 1998, a project was established to reduce leaks in the basement and subbasement, but did not include waterproofing or repaving the plaza and some leaks still exist. This project will include repairing or replacing the plaza and renewing the castings and sealants applied during the earlier project.
- (o) Summary 5-2008: JBRC Item 15. Budget and Control Board
Project: 9858, Adjutant General Building Roof Replacement
Request: Establish project and budget for \$27,500 (Other, Depreciation Reserve funds) to begin design work to replace the roof on the Adjutant General's Building. The existing rubber roof is more than 20 years old, is in poor condition, and leaks. Replacing the roof will seal the building envelop from water intrusion

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and extend the life of the building.

- (p) Summary 5-2008: JBRC Item 16. Vocational Rehabilitation Department
Project: 9591, Marlboro VR Center / Production Area Addition
Request: Establish project and budget for \$150,000 (Federal funds) to begin design work to build an addition to the Marlboro Vocational Rehabilitation Center in Bennettsville. The center was constructed in the late 1980's to provide work training services to prepare agency clients from Chesterfield and Marlboro counties for employment. The existing center is not adequate in size to meet current service delivery needs for the area. The request will allow the agency to engage an architectural firm to plan for a building addition to the production area of the facility and to determine the project cost.
- (q) Summary 5-2008: JBRC Item 17. Department of Disabilities and Special Needs
Project: 9812, Whitten Center - Parents Clubhouse Renovations
Request: Establish project and budget for \$30,000 (Other, Whitten Center Special Contribution funds) to begin design work to renovate the Parents Clubhouse at Disabilities and Special Needs' Whitten Center. The facility is 30 years old and needs renovations for the agency to use it for meetings and social events to enhance client and family relationships. The renovations are expected to include replacing the HVAC, plumbing fixtures, ceilings, flooring and windows, renovating bathrooms for ADA compliance, installing new appliances, and painting the interior and exterior.
- (r) Summary 5-2008: JBRC Item 18. Department of Corrections
Project: 9687, McCormick Multi-Purpose Building Construction
Request: Establish project and budget for \$85,000 (Capital Reserve Funds) to begin design work to construct an approximately 6,000 square foot multi-purpose building at the McCormick Correctional Institution. The design will include site adaptation for a prototypical, prefabricated metal building which will house administrative spaces, a workroom, and an open area for assemblies. The building will be used to accommodate inmate meetings, programs and religious functions and will be constructed with in-house inmate construction workforces.

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Establish Construction Budget

- (s) Summary 5-2008: JBRC Item 19. College of Charleston
Project: 9633, McConnell Residence Hall Renovation Phase II
Request: Establish project and budget for \$607,435 (Other, Auxiliary funds) to continue renovations to McConnell Residence Hall at the College of Charleston. The College is progressing on a multi-year plan to address deferred maintenance on its residential facilities as time and funding are available. This work will include replacing the 28-year old roof and exterior features, such as brickwork, expansion joints and lintels, that have deteriorated. The original brickwork did not have expansion joints allowing the veneer to expand and contract. The agency reports the total projected cost of this project is \$607,435 and no additional annual operating costs will result from this phase.
- (t) Summary 5-2008: JBRC Item 20. College of Charleston
Project: 9634, Rutledge/Buist Residence Halls Renovation Phase II
Request: Establish project and budget for \$1,464,007 (\$1,442,518 Other, Auxiliary and \$21,489 College Fee funds) to continue renovations to the Rutledge/Buist Residence Halls at the College of Charleston. The College is progressing on a multi-year plan to address deferred maintenance on its residential facilities as time and funding are available. This work will include replacing windows, installing a sprinkler system in the connector, replacing ceilings for sprinkler installations and ease of maintenance, replacing the electrical master panel in Buist for code compliance, and reconfiguring and upgrading lobbies to improve traffic flow and for ADA compliance. The agency reports the total projected cost of this project is \$1,464,007 and no additional annual operating costs will result from this phase.
- (u) Summary 5-2008: JBRC Item 21. College of Charleston
Project: 9635, Craig Cafeteria Conversion and Renovation
Request: Establish project and budget for \$4,700,000 (Other, Institutional Capital Project Funds) to renovate and convert approximately 19,890 square feet of space in the Craig Residence Hall at the College of Charleston. The college moved its central cafeteria to the George Street complex in Fall 2007 and now proposes to renovate the old cafeteria to consolidate Admissions operations, currently in four locations on campus. Outside consultants provided an assessment and cost estimate to renovate the space in November 2007 and estimate the total projected cost at \$4.7 million. The work will include

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reconfiguring the interior, upgrading the mechanical, electrical, plumbing and information technology systems, and interior finishes. The agency reports the total projected cost of this project is \$4.7 million and no additional annual operating costs will result from the project.

(v) Summary 5-2008: JBRC Item 22. USC - Columbia

Project: 6044, Williams Brice Stadium Level 200 Renovations

Request: Increase budget to \$1,950,000 (add \$1,755,000 Athletic funds) to renovate four Level 200 sections on the west side of Williams Brice Stadium to add additional club seating for Carolina Football. The project was established for pre-design work for \$195,000 in December 2007. The work will include demolishing existing concession stands, removing existing restroom finishes and fixtures, and installing glass walls to enclose the old concession area to provide private club seating areas. The new club areas will have upgraded finishes and new HVAC, lighting and restroom facilities. The renovations will provide additional premium seating at the stadium to meet market demand and increase the potential for generating additional revenue, generating approximately \$900,000 annually. The agency reports the total projected cost of this project is \$1,950,000 and no additional annual operating costs will result from the project.

(w) Summary 5-2008: JBRC Item 23. USC - Columbia

Project: 6045, Williams-Brice Stadium Training Room Renovations

Request: Increase budget to \$2,400,000 (add \$2,160,000 Athletic funds) to renovate approximately 7,000 square feet on the west side, ground level, of Williams Brice Stadium to create a new training room for USC athletics. The project was established for pre-design work for \$240,000 in December 2007. The work will include demolishing existing walls, ceilings, HVAC grills, ductwork, and a large concrete slab to prepare for the installation of three hydro therapy pools, and constructing new walls to create procedure rooms, a hydro therapy room, and a restroom. New finishes and systems will also be installed to support the renovated space. The renovation is needed to provide an improved training room with equipment to meet the needs of the athletic programs and to enhance the care of student athletes. The agency reports that the total projected cost of this project is \$2.4 million and no additional annual operating costs will result from the project.

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(x) Summary 5-2008: JBRC Item 24. USC - Beaufort

Project: 9510, Science and Technology Building Second Floor Upfit

Request: Increase budget to \$3,272,000 (add \$2,944,800 Other, Institutional funds) to upfit the second floor of the Science and Technology Building on the USC-Beaufort Campus. The project was established for pre-design work for \$327,200 in December 2007. The two-story building was constructed by Beaufort County and finished on the first floor only, with the understanding the university would upfit the space when it was needed. The upfit will complete the building, doubling the usable floor space to approximately 42,194 square feet. The work will include installing interior partitions, doors, electrical lighting and power, HVAC, plumbing, casework, acoustical ceilings and room finishes. The upfit will provide academic space for the new USC-Beaufort Department of Nursing program, which enrolled its first students in the Fall 2007 and will need the second floor classrooms and labs for Fall 2008. The agency reports that the total projected cost of this project is \$3,272,000 and additional annual operating costs of \$72,000 will result in the three years following project completion. (See Attachment 1 for additional annual operating costs.)

(y) Summary 5-2008: JBRC Item 25. Winthrop University

Project: 9562, Thomson Complex Fire Sprinkler System/Alarm Retrofit

Request: Establish project and budget for \$1,027,600 (\$567,600 Other, Student Housing Revenue and \$460,000 Other, Food Service Revenue funds) to add a fire sprinkler system and update the fire alarm system in the Thomson East and West Residence Halls and cafeteria at Winthrop. Winthrop has been upgrading fire alarm and sprinkler systems in its residential facilities over the past four years. Thomson is the last facility without a fire sprinkler system or fire alarm retrofit. Sprinkler systems were not required when the facility was constructed in 1964. Recent events have raised the urgency of completing the work. An outside consultant evaluated the Thomson facilities and provided a cost estimate in October 2007. The agency reports the total projected cost of this project is \$1,027,600 and no additional annual operating costs will result from the project.

(z) Summary 5-2008: JBRC Item 26. Budget and Control Board

Project: 9859, Columbia Mills Building Museum Security System Installation

Request: Establish project and budget for \$319,598 (Other, Depreciation Reserve funds) to install a museum security system at the Columbia Mills Building. The

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existing security system is obsolete and not code compliant. It shares the same hardware and software and is located within the same control panel as the fire alarm system, which is failing. The security and fire alarm systems operate as one and cannot be separated. The fire alarm system will soon be replaced under a separate existing project. Design for replacement of the security system has already been done under the fire alarm replacement project. The agency reports the total projected cost of this project is \$319,598 and no additional annual operating costs will result from the project.

- (aa) Summary 5-2008: JBRC Item 27. Vocational Rehabilitation Department
Project: 9554, Lyman VR Center Land Purchase/Building Construction
Request: Increase budget to \$4,800,000 (add \$758,100 Appropriated State and \$713,100 Federal funds) to cover the estimated cost of Phase I construction of an approximately 35,000 square foot VR Center in Lyman. The agency purchased property in Lyman in 2006 and established the budget for Phase I construction in 2007 at \$3.3 million. Schematic design has now been completed and the agency wishes to obligate funds for phase I construction based on current design estimates. Phase I will consist of an approximately 18,000 square foot area office to provide counseling, career planning, employment coaching and specialized services. Phase II, to be constructed after Phase I is complete, will consist of an approximately 17,000 square foot training center to provide job readiness services. The agency reports the total projected cost of Phase I is \$4.8 million and of both phases is \$8 million and additional annual operating costs of \$840,336 will result in the three years following projection completion. (See Attachment 2 for additional annual operating costs.)

Increase Existing Project Budget

- (bb) Summary 5-2008: JBRC Item 28. Corrections Department
Project: 9678, Ridgeland - Fire Alarm Replacement
Request: Increase budget to \$615,000 (add \$455,000 Capital Reserve Funds) to cover the cost of replacing the fire alarm system at Ridgeland Correctional Institution in Jasper County. The project was established in October 2006 for \$160,000. The department hired an outside consultant to provide a detailed cost estimate, based on completed engineering design documents, after the designer reported the project budget was not realistic. This request is based on the detailed estimate. The work will include replacing addressable devices, wiring, control panels, power supplies and interfaces with the fire suppression system. The

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existing fire alarm system has been damaged and repair parts are difficult to acquire because the system is obsolete. The agency reports the total projected cost of this project is \$615,000 and no additional operating costs will result from the project.

(cc) Summary 5-2008: JBRC Item 29. Vocational Rehabilitation Department

Project: 9569, Statewide VR Centers - Security Modifications

Request: Increase budget to \$1,865,000 (add \$575,000 Federal funds) to cover increasing costs to provide additional security measures in 24 Vocational Rehabilitation facilities statewide. The project was established in August 2005 for \$1,290,000 to upgrade security and add storefront partitions to separate lobby and work areas in all VR facilities. The project budget was based on an architect's estimate in collaboration with a security hardware consultant. The agency has bid out security measures for centers in geographical groupings and, based on the amount bid for nine centers, now knows it will not be able to complete all buildings within existing funding. The agency cites cost increases from the time lag since the project was started in 2005 and the addition of security cameras to the project scope as contributing to the cost increase. Security cameras were added to address client and staff safety concerns after the project was established. The agency reports the total projected cost of this project is \$1,865,000 and no additional annual operating costs will result from the project.

(dd) Summary 5-2008: JBRC Item 30. Vocational Rehabilitation Department

Project: 9576, Berkeley Storage Building #2 Construction

Request: Increase budget to \$322,500 (add \$75,000 Federal funds) to accept the low bid for construction of a 4,000 square foot storage building at the Berkeley VR Center and to provide funds for contingencies. The project was established in November 2006 for \$225,000 and later increased to \$247,500 after detailed design work was completed. The project was recently bid and bids came in higher than anticipated. Several factors have contributed to the need for the increase, primarily the amount of site work required to place the building at the most advantageous location on the site and the rising costs of concrete. In addition, seismic code requirements increased the slab thickness from four to eight inches. The agency reports the total projected cost of this project is \$322,500 and additional annual operating costs of \$300 will result in the three years following project completion. (See Attachment 3 for additional annual operating costs.)

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- (ee) Summary 5-2008: JBRC Item 31. Department of Parks, Recreation and Tourism
Project: 9684, Edisto Beach Live Oak Landing Renovation
Request: Increase budget to \$324,808 (add \$75,000 Other, Park Revenue/Admissions funds) to accept the low bid to renovate the Live Oak Landing at Edisto Beach State Park. The project was established in December 2005 for \$249,808 to replace and enhance the existing courtesy dock and boat ramp facility at the park. The existing facility is more than 20 years old, is deteriorating due to use and location, and needs to be upgraded to meet market demand. The work has been difficult to accomplish due to the required surveying, design, and permitting. By the time the project was ready to be bid in Spring/Summer 2007, it was peak park usage time, so bids were postponed until fall. The bids were opened in November and the low bid exceeded the project budget by \$65,000. The agency reports the total projected cost of the project is \$324,808 and no annual additional operating costs will result from the project.

Establish Project for Preliminary Land Studies

- (ff) Summary 5-2008: JBRC Item 32. Department of Natural Resources
Project: 9912, Greenville - Whaley Tract Land Acquisition
Request: Establish project and budget for \$10,000 (Other, Heritage Land Trust Funds) to procure the professional studies required to adequately evaluate property prior to purchase. DNR is considering the purchase of approximately 95 acres of land in Greenville County which adjoins the Ashmore and Chandler Heritage Preserves and Wildlife Management Areas. The property is a forested, undeveloped tract that provides habitat for wildlife species, streams, and rock outcrops. The acquisition will connect the two existing properties and protect significant natural resources. The agency reports the total projected cost of this acquisition is \$430,000, to be funded with Heritage Land Trust Funds, and no additional annual operating costs will result from this request.

BOARD ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions. All items have been reviewed favorably by the Joint Bond Review Committee.

ATTACHMENTS: Attachments

